



WILSON COUNTY BUILDING INSPECTOR
233 EAST GAY STREET
WILSON COUNTY COURTHOUSE ANNEX
LEBANON, TN 37087
PHONE (615) 444-3025
FAX (615) 443-6194

TO: WILSON COUNTY COMMISSION

FROM: WILSON COUNTY BUILDING INSPECTOR

DATE: 07/01/14 thru 07/31/14

ACTIVITY REPORT

NUMBER OF PERMIT APPLICATIONS	72
NUMBER OF PERMITS ISSUED	75
NUMBER OF CERTIFICATES OF COMPLIANCE	49
TOTAL MONEY COLLECTED (PERMITS)	\$67,292.40
NUMBER OF ADEQUATE FACILITIES TAX	99
TOTAL MONEY COLLECTED (AFT)	\$296,074.80

YEAR TO DATE 07/01/14 thru 07/31/14

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Wilson County Planning Commission Minutes

The Wilson County Planning Commission met Friday, June 20, 2014 at 11:00 a.m. in the County Commission Room of the Wilson County Courthouse located at 228 East Main Street Lebanon, Tennessee pursuant to public notice. Those members present were, Fitzpatrick, Dixon, Graves, Hutto, Jones, Locke and Woods constituting the entire membership with the exception of Jewell, Major, Nokes and Williams who were absent. Also present were the County Planning Staff, County Building Inspectors Staff and Court Reporter Teresa Hatcher hired by the County.

The minutes of the May 16, 2014 meeting were approved on motion of Woods second by Dixon and all voting aye.

Chairman Fitzpatrick then asked all individuals who desired to make statements before the Commission to stand and raise their right hand. She thereupon, administered the oath to each and every one of the prospective witnesses.

Old Business-

P Marshall & Associates representing AT & T has withdrawn the following cases. No action required.

- | | |
|--|-----------|
| A.) Site Plan- AT & T Weeping Elm Cell Tower Site | 1 lot |
| Weeping Elm Road | 31/6.00 |
| B.) Subdv.; AT & T Weeping Elm Utility Lot | 1 lot |
| Weeping Elm Road | 31/6.00 |
| C.) Site Plan-AT & T Logue 1 Cell Tower Site | 1 lot |
| Central Pike | 99/17.03 |
| D.) Subdv.; AT & T Logue 1 Utility Lot | 1 lot |
| Central Pike | 99/17.03 |
| E.) Site Plan-AT & T Couchville Pike Cell Tower Site | 1 lot |
| Couchville Pike | 138/41.02 |
| F.) Subdv.; AT & T Couchville Pike Utility Lot | 1 lot |
| Couchville Pike | 138/41.02 |
| G.) Site Plan-AT & T Beckwith Cell Tower Site | 1 lot |
| Beckwith Road | 55/110.00 |
| H.) Subdv.; AT & T Beckwith Utility Lot | 1 lot |
| Beckwith Road | 55/110.00 |
| I.) Site Plan-AT & T Rural Hill Cell Tower Site | 1 lot |
| Logue Road | 118/17.05 |
| J.) Subdv.; AT & T Rural Hill Utility Lot | 1 lot |
| Logue Road | 118/17.05 |

A resolution to amend the Wilson County Zoning Ordinance and to add or clarify definition of contractor's storage yards and of bed and breakfast facility/inn and place additional provision upon said defined uses where they appear within the Zoning Ordinance.

On motion of Jones second by Woods and all voting aye the Ordinances for Contractor's Storage Yards and Bed and Breakfast/Inn were presented separately.

*Ordinance to amend the Wilson County Zoning Ordinance and add or clarify definition of Contractors Storage Yards and place additional provisions upon said defined use where it appears within the Zoning Ordinance.

Planning Brashear read Ordinance stating the definition of Contractors Storage Yard to be any land or buildings used for the storage of tools, equipment, vehicles, materials, sand, rock, gravel, vegetation, paints, pipe, or electrical components used in or associated with building or construction. A contractor's yard may include outdoor or indoor storage, or a combination of both. Term is here-to-forward interchangeable with "Contractor's office and/or equipment yard", "Contractor's Yard", "storage yard", "outdoor storage areas" and "Equipment Yard". The ordinance removes contractor's office and/or equipment yard from the following sections of the Zoning Ordinance (C-3) Highway Commercial, (C-2) General Commercial and placed it within the (C-4) Planned Commercial section of the Zoning Ordinance.

Area resident John Szente questioned the Planning Commission about the grandfather clause of existing contractors storage yards.

Planner Brashear stated the use runs with the land.

Grandfather Clause A clause in a new law, regulation, or anything else that exempts certain persons or businesses from abiding by it.

Planning Commission member Jones stated he has a problem with the small business owner working on a small scale that has equipment and parks in their personal driveway.

After further discussion Planner Brashear suggested amending the ordinance to state in residential or agricultural zone districts less than (2) two pieces of equipment would not be considered.

Motion was made by Locke to approve as amended second by Graves.

Planning Commission member Hutto then questioned if the ordinance was too broad stating he understood this began as a way to clean up corridors and recognizes the concerns of area residents.

Chairman Fitzpatrick then called for vote to approve as amended voting for as amended were Locke and Graves those opposed were Jones, Dixon, Woods and Hutto voting NO.

Motion was then made by Jones to limit to (5) pieces of equipment second by Graves with all voting aye.

Ordinance amended as follows: Contractors Storage Yard to be any land or buildings used for the storage of tools, equipment, vehicles, materials, sand, rock, gravel, vegetation, paints, pipe, or electrical components used in or associated with building or construction. A contractor's yard may include outdoor or indoor storage, or a combination of both. Term is here-to-forward interchangeable with "Contractor's office and/or equipment yard", "Contractor's Yard", "storage yard", "outdoor storage areas" and "Equipment Yard". Storage of five (5) or fewer pieces of construction machinery and trailer used to haul such machinery, where applicable, shall not constitute a contractor's storage yard, nor shall equipment in active agricultural production be considered as applying within this definition.

*Ordinance to amend the Wilson County Zoning Ordinance and add or clarify definition of bed and breakfast facility/inn and place additional provisions upon said defined use where they appear within the Zoning Ordinance.

Planner Brashear read the Ordinance stating the definition of Bed and Breakfast Facility/Inn to be a private residence that offers overnight accommodations for transient guest. A transient guest is a person who rents a room at a bed and breakfast inn or other habitation in a single family residential zone district, and who is not either related the property owner or who is not living within an approved group home under the Wilson County Zoning Resolution, for anything less than thirty days. A bed and breakfast inn has an onsite caretaker living on premises to oversee operations. Operations that do take on transients who are not related to the property owner for overnight accommodations and do not possess onsite caretakers will be considered in violation of definitions for single family residence and bed and breakfast inn. This term shall here-to-forward be interchangeable with the terms "Bed and Breakfast" and INN" as found within this zoning resolution.

Adding bed and breakfast facility/inn to the following zone districts (R-1) Rural Residential, (A-1) Agricultural, (C-1) Neighborhood Commercial and (C-2) General Commercial adding to each Bed and Breakfast Facilities must possess onsite caretaker living on premises to oversee operations.

County Commissioner Terry Muncher spoke before the Planning Commission stating there is a homeowner in Old Hickory that has advertised his residence as a party house, at these parties there have been cars parked on the street, beer cans left in yard and the police have been called, Mr. Muncher stated he thinks property owners should be accountable for what takes place on their property.

Tony Rhett spoke before the Commission stating he is in favor of the ordinance as presented.

Area resident Nick Rexing spoke before the Commission in favor of the ordinance stating this home in Old Hickory is being rented to football teams for parties and as a wedding reception venue with 30 or more people.

After further discussion on motion of Graves second by Hutto with all voting aye the ordinance was deferred for (60) days to allow time for Planner Brashear to come back with something more defined.

Rezoning Request: Paul Moody, property address 11212 Central Pike, approximately 1.39 acres, from (R-1) Rural Residential to (C-1) Neighborhood Commercial, Tax Map 100 Parcel 44.00.

Planner Brashear read staff recommendations.

Mr. Moody spoke before the Planning Commission stating the lot is useless as a building lot due to overhead power line going through the middle therefore he want to combine this parcel with the adjoining parcel to be able to expand existing building and having available more land available for soils area if the need arises.

After discussion on motion of Graves second by Woods with all voting aye the request was deferred until the July 18, 2014 meeting to allow time for Mr. Moody and Planner Brashear to discuss other options waiving site plan fees if a resolution could be met and site plan required.

Site Plan & Plats for consideration:

No new submittals.

Due to Planning Commission members Dixon and Woods having to leave for prior commitments the following plats for affirmation could not be affirmed therefore they will be placed on the July 18, 2014 agenda.

Soils Amendment: Benton Harbor Section 1 Lot 1, Benton Harbor Blvd.	28K/ A 1.00
Combination Plat: Cross Winds Subdivision Lots 81 & 82, Carter Ln.	29G/ A/ 34.00; 35.00
Combination Plat: Angels Cove Estates Lots 4 & 5, Cedar Hollow Ct.	8 "O"/ A/ 4.00; 5.00
Rsb.; Margaret West Property Lot 3, Eastover Road	82/94.00

There being no further business to come before the Commission the meeting was adjourned.

Chairman noted the staff recommendations and related discussions had entered into the decision making of the Commission and directed the staff recommendations to be placed in the minute attachment file. There being no further business to come before the Commission at this time, the same was on motion duly made and seconded, adjourned.

Randall Hutto, Secretary

WILSON COUNTY PLANNING OFFICE



ROOM 5, WILSON COUNTY COURTHOUSE * LEBANON, TENNESSEE 37087
(615) 449-2836 * FAX (615) 443-6190

August 06, 2014

Wilson County Commission Members:

Dear Commissioner:

Paul Moody is requesting to rezone the following property from (R-1) Rural Residential to (C-1) Neighborhood Commercial property located at 11212 Central Pike also identified as lot 6 of the Paul and Linda Moody Subdivision consisting of approximately 1.39 acres referenced by Wilson County Tax Map 100 Parcel 44.00.

This rezoning request was presented to the Wilson County Planning Commission on July 18, 2014 and is being forwarded to the Board of County Commissioners of Wilson County, Tennessee upon the Planning Commission's vote to send with a positive recommendation with the stipulation that the subdivision plat and/or site plan have a note placed thereon stating "not to be a buildable lot."

Applicant has requested the above stated rezoning request be presented at the regular meeting of the Wilson County Commission, which will be held Monday, August 25, 2014 at 7:00 p.m. or thereafter in the County Commission Room of the Wilson County Courthouse located at 228 East Main Street, Lebanon, Tennessee.

Sincerely,

Georgia Baine

Georgia Baine
For Thomas Brashear, Wilson County Planning Director

gb

Attachment



Commission District 14

Rezoning

Paul Moody

(A-1) Agricultural
to
(C-1) Neighborhood Commercial

11212 Central Pike

Map 100 Parcels 44.00po



WILSON COUNTY PLANNING OFFICE



ROOM 5, WILSON COUNTY COURTHOUSE * LEBANON, TENNESSEE 37087
(615) 449-2836 * FAX (615) 443-6190

August 06, 2014

Wilson County Commission Members:

Dear Commissioner:

Applicant Richard Northern is requesting to rezone the following property from (A-1) Agricultural to (R-1) Rural Residential property located on Double Log Cabin Road consisting of approximately 43.40 acres referenced by Wilson County Tax Map 33 Parcel 16.03 and Wilson County Tax Map 27 part of Parcel 48.11.

This rezoning request was presented to the Wilson County Planning Commission on July 18, 2014 and is being forwarded to the Board of County Commissioners of Wilson County, Tennessee upon the Planning Commission's vote to send with a positive recommendation.

Applicant has requested the above stated rezoning request be presented at the regular meeting of the Wilson County Commission, which will be held Monday, August 25, 2014 at 7:00 p.m. or thereafter in the County Commission Room of the Wilson County Courthouse located at 228 East Main Street, Lebanon, Tennessee.

Sincerely,

Georgia Baine

Georgia Baine
For Thomas Brashear, Wilson County Planning Director

gb

Attachment



Commission District 5

Rezoning

Richard Northern

(A-1) Agricultural
to
(R-1) Rural Residential

Double Log Cabin Road

Map 27 Parcel 48.11po
Map 33 Parcel 16.03



WILSON COUNTY PLANNING OFFICE



ROOM 5, WILSON COUNTY COURTHOUSE * LEBANON, TENNESSEE 37087
(615) 449-2836 * FAX (615) 443-6190

August 06, 2014

Wilson County Commission Members:

Application has been submitted by property owner Mary Jo Sircy to rezone Parcel 72.00 on Wilson County Tax Map 70 from (R-1) Rural Residential to (C-3) Highway Commercial. The property is located at 835 Highway 109 North consisting of approximately 7.00 acres.

This rezoning request was presented to the City of Lebanon Planning Commission on July 22, 2014 and is being forwarded to the Board of County Commissioners of Wilson County, Tennessee upon the Planning Commission's vote of 6-0 to send with a positive recommendation.

The applicant has requested the rezoning of property application be considered by the Wilson County Commission on Monday, August 25, 2014 for a final vote.

Sincerely,

Georgia Baine

Georgia Baine, Administrative Assistant
For Thomas Brashear, Wilson County Planning Director

Cc/file

Enclosure

City Planning Region
NoPROPOSED AMENDMENT # _____ OF THE ZONING ORDINANCE
OF

WILSON COUNTY, TENNESSEE

map 70
parcel 72.00 7 acres
Date Submitted: 07.01.2014

Phone No. _____

Applicant(s): MARY JO SIREY

835 Hwy 109 North Lebanon, TN 37090

Concise Description of Concerned Property: (Include Deed Book and Page Number of Last Conveyance) ATTACH
DESCRIPTION & MAP OR SKETCH OF PROPERTY.Present Classification: R-1Location of Property Hwy 109 NorthProposed Classification: C-3Size of Property 7 ACRES

Names and Addresses of Surrounding Property Owners:

Property Owner MARY JO SIREY

Name _____

Name _____

Street _____

Street _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Name _____

Name _____

Street _____

Street _____

City _____ State _____ Zip _____

City _____ State _____ Zip _____

Reasons Supporting Proposed Amendment: _____

Resolution

Filing Fee Paid: \$600.00 07.01.14
Amount DateMary Jo Sirey
Applicant

Inspector

Presented to Planning Commission _____

Date

City of Lebanon

Action of Planning Commission: Approve Disapprove No Action

by a vote of _____ to _____

SEE ATTACHED LETTER OF EXPLANATION

Secretary

I, the above applicant, hereby request a public hearing on the above proposed amendment and agree to pay the costs of publication of all notices required, in excess of \$ 600.00

Date

Applicant

Notice Cost _____

Amount

Inspector

Publication Made in the LEBANON DEMOCRAT on _____

Date

(ATTACH NOTICE)

Public Hearing Held: _____

Date

Presented to Wilson County Court _____

Date

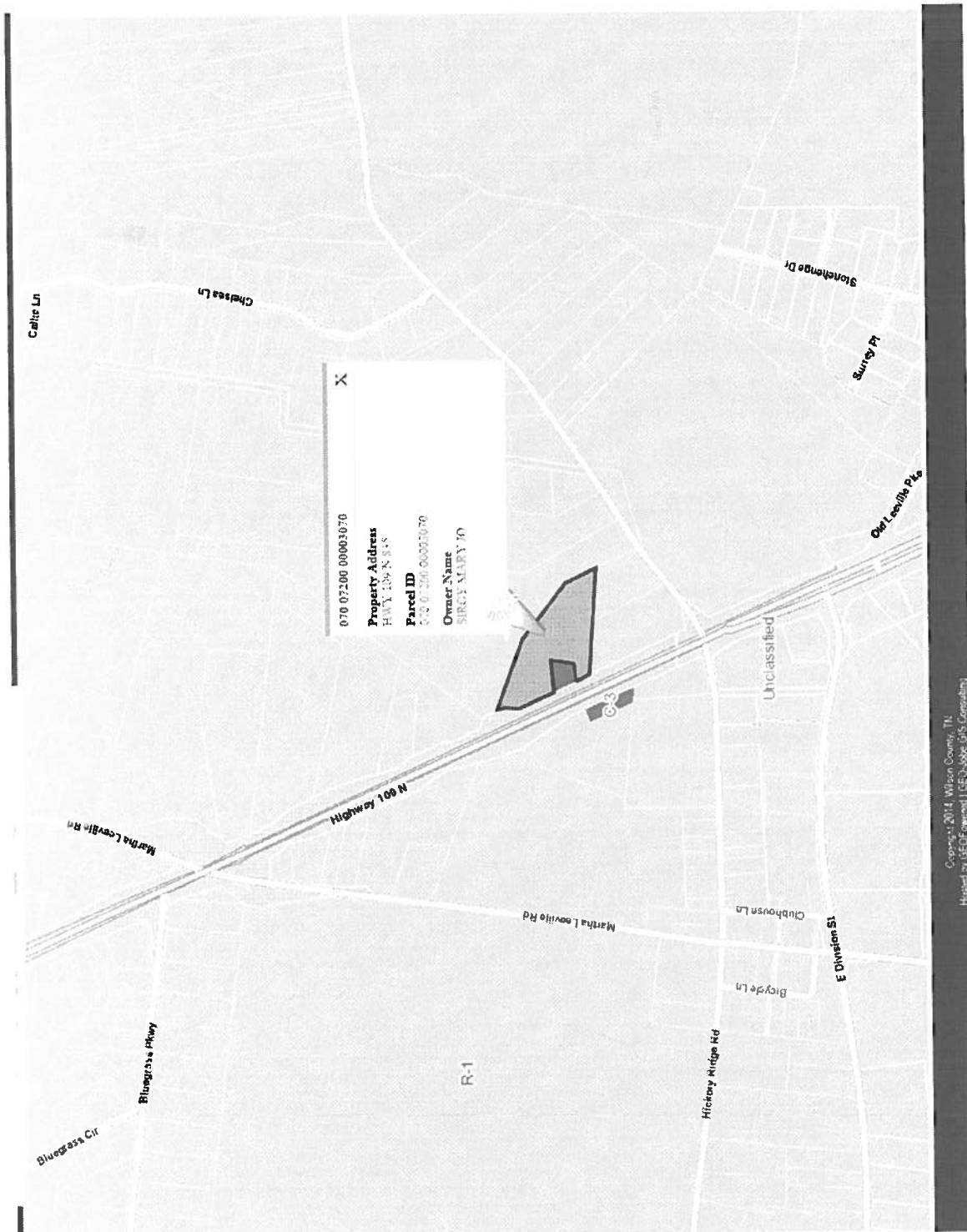
(A neighbor must introduce resolution to amend ordinance and a majority of entire membership of court

current Wilson County Zoning classification (R-1)

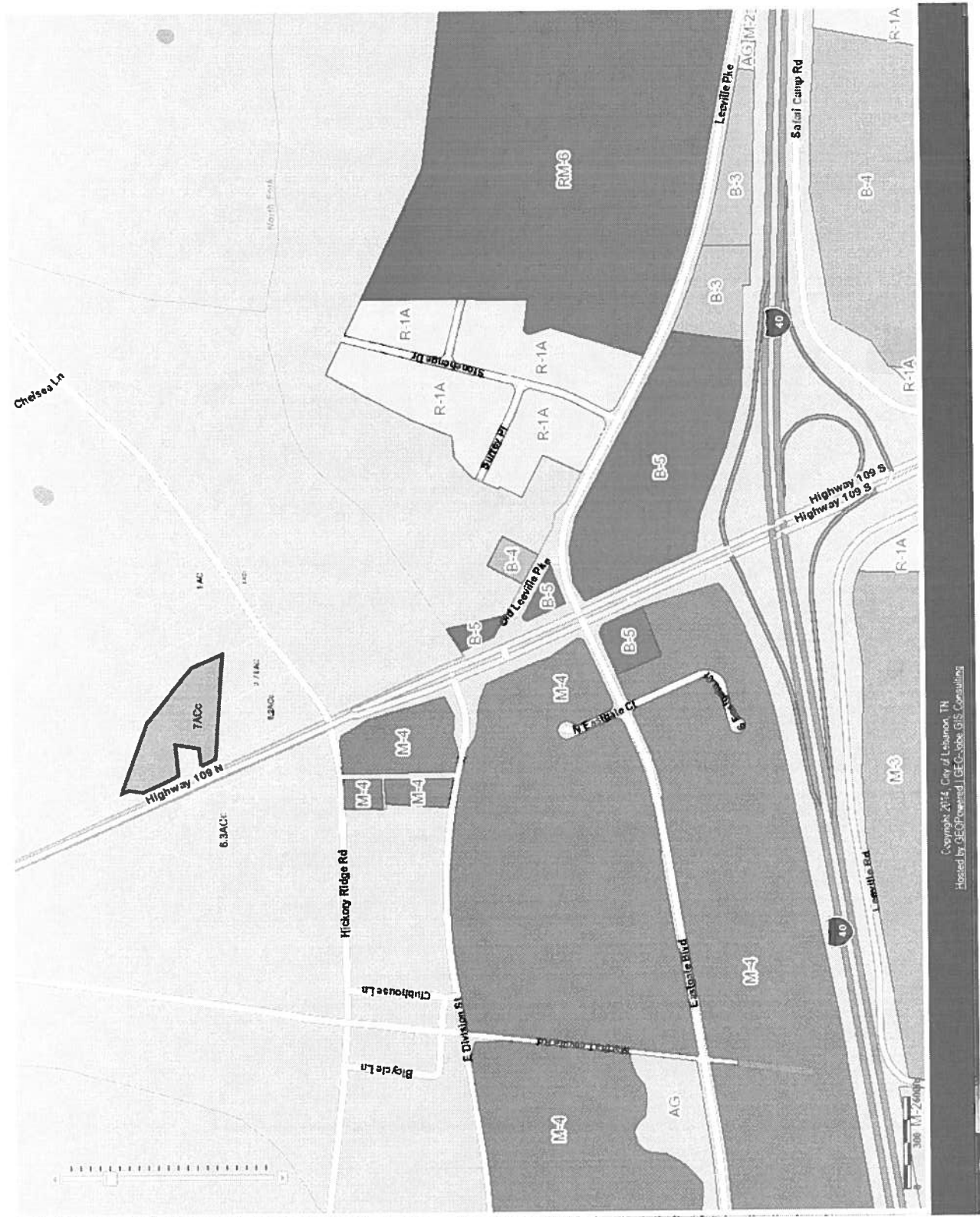
835 Highway 109 North

District Number: DISTRICT 23

Commissioner: Bernie Ash



Adjacent property: City of Lebanon zoning
835 Highway 109 North



Adjacent Property owners:

John McGee
Grayson Heckman
K O Lester Estate
Bobby Sloan

property address: 6505 Hickory Ridge Road
property address: 6555 Hickory Ridge Road
property address: Highway 109 North
property address 805 Highway 109 North

Map 70 Parcel 69.02
Map70 Parcel 70.01
Map 70 Parcel 71.00
Map 70 Parcel 72.01



SECTION 5.32 HIGHWAY COMMERCIAL (C-3)

5.32.01 GENERAL INTENT

The Highway Commercial Zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of the motoring public. The intent here is to reserve lands which because of particular location and accessibility are adapted for such uses, and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity. ***This zoning district is intended to include high-density/high intensity commercial uses.***
[resolution 04-12-16]

Highway Commercial uses will be allowed only along collector and arterial streets as designated on the Wilson County Major Road Plan.

Within C-3 Highway Commercial Districts, as shown on the Official Zoning Atlas of Wilson County, the following regulations shall apply:

5.32.02 USES PERMITTED

- A. Automobile sales;
- B. Bank;
- C. Billboards and signs as regulated in Article 4, Section 4.10 of these Regulations;
- D. Boat sales;
- E. Convenience market;
- F. Day care center;
- G. Farming;
- H. Farm implement sales;
- I. Fireworks stand (temporary);
- J. Gasoline service station;
- K. Hospital;
- L. Hotel and motel;
- M. Landscaping and/or garden center;
- N. Lounge (establishment serving food and/or beverages for consumption on the premises);
- O. Manufacturing incidental to retail, utilizing no more than 35% of the area of the structure for manufacturing;
- P. Office;
- Q. Parking lot;

- R. Restaurant;
- S. Roadside stand;
- T. Truck stop;
- U. Utility and/or governmental use;
- V. Accessory structures and uses customarily incidental to the above permitted uses.

5.32.03 USES PERMISSIBLE ON APPEAL

The following uses may be permissible on appeal by the Board of Zoning Appeals in accordance with provisions contained in Section 6.40 of these regulations.

- A. Automobile repair and/or service, in conjunction with automobile sales;
- B. Boat repair and/or service, in conjunction with boat sales;
- C. Caretaker's apartment for permitted uses;
- D. Clinic;
- E. Concrete casting;
- F. Contractor's office and/or equipment yard;
- G. Farm implement repair and service, in conjunction with farm implement sales;
- H. General retail;
- I. Motor vehicle repair;
- J. Print shop;
- K. deleted 9/20/93
- L. Recreational Uses (revised 03/17/03) (resolution 03-3-15)
- M. Tire sales;
- N. Transient mobile home park;
- O. Any similar use which, in the opinion of the Board of Zoning Appeals, would be in keeping with the uses permitted and the general character of the area in which it is located.

5.32.04 USES PROHIBITED.

Uses not specifically permitted or permissible on appeal.

- 5.32.05 AREA REGULATIONS.
- A. FRONT YARD. All buildings shall be setback from all road right-of-way lines not less than sixty (60) feet.
 - B. SIDE YARD. The width of any side yard which abuts a residential zone or area devoted to residential use shall be not less than fifty (50) feet. In all other cases each side yard shall be not less than ten (10) feet.
 - C. REAR YARD. The depth of any rear yard which abuts a residential zone or area devoted to residential use shall be not less than fifty (50) feet. In all other cases the rear yard shall be not less than ten (10) feet.
 - D. MINIMUM LOT AREA. The minimum allowed lot area shall be ten thousand (10,000) square feet, or such larger lot as may be required by the State of Tennessee Department of Environment and Conservation. [Resolution 07-7-4]
 - E. MAXIMUM LOT COVERAGE. No structure or structures shall cover more than thirty (30) percent of the lot area.
- 5.32.06 HEIGHT REGULATIONS. No structure shall exceed thirty-five (35) feet in height.
- 5.32.07 OFF-STREET PARKING AND LOADING AREAS.
- As regulated in Section 3.50 of these Regulations.
- 5.32.08 LANDSCAPING. A landscaping plan shall be included with the site plan submitted to the Planning Commission for approval. The commercial use is to be buffered from adjacent residential zoning districts and residential use(s) by appropriately designed, installed and maintained plant material and related features.
- 5.32.09. ACCESS.
- As regulated in Section 3.50 of this regulation.
- 5.32.10 SIGNS.
- As regulated in Section 4.10 of this regulation.
- 5.32.11 EXTERIOR LIGHTING. Any exterior lighting of a site shall be oriented so that no direct lighting shall be cast onto any residentially-zoned property, residential uses, or public rights-of-way.

July 11th, 1014

The Wilson County Road Commission met in regular session on July 11th, 2014 at 9:00 am, with the following members present: Mayor Randall Hutto, Commissioner Billy Rowland, Commissioner Kenny Reich, Commissioner Becky Siever, Commissioner Jeff Joines.

Mayor Hutto called the July 11th, 2014 meeting into session.

Commissioner Rowland made the motion to approve the minutes of June 6th, 2014 Road Commission meeting as presented, second by Commissioner Siever motion carried.

DELEGATIONS: Sarah Patton, District 9 Commissioner

ASSISTANT SUPERINTENDENTS REPORT:

Assistant Lynch stated for the corrections in the minutes that Road Bid 400 was a typographical error; it was corrected to show Hoover getting the low bid.

Paving on Callis Road

Assistant Lynch stated Commissioner Joines request (2) 30mph speed limit signs on Lohman Road from Harkreader to Central Pike. Commissioner Joines made the motion, second by Commissioner Rowland, motion carried.

Assistant Lynch stated Commissioner Siever according to road specifications would like to have Matterhorn Drive speed limit lowered from 35mph to 25mph, Commissioner Siever made the motion, second by Commissioner Reich, motion carried.

Commissioner Joines stated Semi tractor trailer trucks has become a safety issue on some county roads. Assistant Lynch referred this issue to the County Attorney, referring to putting up no Semi-trucks signs on county roads.

Commissioner Reich made the motion to approve Assistant Lynchs report, second by Commissioner Rowland, motion carried.

SUPERINTENDENT REPORT:

Superintendent Armistead stated 14.32 miles has been paved so far this year, with 35.27 miles remaining of oil and chip road to be paved.

Subdivision Report
2 Year Maintenance Report

Legends Ridge and Angels Cove was discussed in length to get these subdivisions finished or Letter of Credit will be called.

Commissioner Joines made the motion to accept Superintendent Armistead's report, second by Commissioner Rowland, motion carried.

COUNTY ATTORNEYS REPORT: Discussion on NW Rutland Road turn around. Moccasin Road discussed concerning the 1000 ft right of way road frontage extension. Mayor Hutto inquired about accepting Old Corinth Church Road, Assistant Lynch stated this cannot be done due to it is in Rutherford County. Resolution for TCHOA Rights-of-Ways Adoption; Inspector Billy McKinney suggested reading over it, make changes accordingly and bring back to August meeting for approval.

Commissioner Joines made the motion to accept Attorney Jennings report, second by Commissioner Reich, motion carried.

OLD BUSINESS:

NEW BUSINESS

Being of no further business, Commissioner Reich made the motion to adjourn the Wilson County Road Commission Meeting, second by Commissioner Siever motion carried.

Wilson County Road Commission

Approved

Chairman

Secretary
